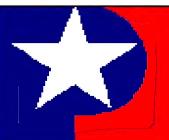


171.0 test PDF Combine only	0001 Map	0016.0 Block	Lot	4 of 4 CARD	Commercial ARLINGTON	APPRAISED: 5,800 / USE VALUE: 5,800 / ASSESSED: 5,800 /	Total Card / Total Parcel 4,861,900 4,861,900 4,861,900																				
PROPERTY LOCATION				IN PROCESS APPRAISAL SUMMARY																							
No	Alt No	Direction/Street/City		Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct														
11 -17		HILLSIDE AVE, ARLINGTON		906	0.000	5,800			5,800				113219														
OWNERSHIP				Unit #:									GIS Ref														
Owner 1: GERMAINE LAWRENCE INCORPORAT													GIS Ref														
Owner 2:													Insp Date														
Owner 3:																											
Street 1: 18 CLAREMONT AVE										Entered Lot Size																	
Street 2:										Total Land:																	
Twn/City: ARLINGTON										Land Unit Type:																	
St/Prov: MA	Cntry			Own Occ: N																							
Postal: 02476				Type:																							
PREVIOUS OWNER										Parcel ID: 171.0-0001-0016.0			!13232!														
Owner 1:																											
Owner 2:																											
Street 1:																											
Twn/City:																											
St/Prov:	Cntry																										
Postal:																											
NARRATIVE DESCRIPTION										SALES INFORMATION			PAT ACCT.														
This parcel contains 1.12 Sq. Ft. of land mainly classified as Housing, Oth with a Church/Syn. Building built about 1930, having primarily Conc. Block Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.										Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
OTHER ASSESSMENTS																											
Code	Descrip/No	Amount		Com. Int																							
PROPERTY FACTORS																											
Item	Code	Description	%	Item	Code	Description		Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
Z	R1	SINGLE FA	100	water																							
o				Sewer																							
n				Electri																							
Census:				Exempt																							
Flood Haz:																											
D				Topo																							
s				Street																							
t				Gas:																							
LAND SECTION (First 7 lines only)										Sign:		VERIFICATION OF VISIT NOT DATA															
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class %	Spec Land	J Code	Fact	Use Value	Notes	
906	Church/Syn		0	0 Sq. Ft.	Site			0	0.	0.00	6																



USER DEFINED

Prior Id # 1:	113219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION test PDF Combine only			BATH FEATURES			COMMENTS			SKETCH								
Type: 46 - Church/Syn.	Full Bath	Rating:	SUBDIVISION 1993 AREA CHANGED TO 48799 S/F. PM (8/96) 1928.	2													
Sty Ht:	A Bath:	Rating:															
(Liv) Units: 1	3/4 Bath:	Rating:															
Foundation:	A 3QBth:	Rating:															
Frame:	1/2 Bath:	Rating:															
Prime Wall: 21 - Conc. Block	A HBth:	Rating:															
Sec Wall:	OthrFix:	Rating:															
Roof Struct:																	
Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units												
Color:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O													
View / Desir:	Frpl:	Rating:	Other														
GENERAL INFORMATION	WSFlue:	Rating:	Upper														
Grade: A - Very Good			Lvl 2														
Year Blt: 1930			Lvl 1														
Eff Yr Blt:			Lower														
Alt LUC:			Totals	RMs: 0	BRs: 0	Baths: HB											
Jurisdict:																	
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION																	
Avg Ht/FL: 8	DEPRECIATION	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 6 - Average	Phys Cond: AV - Average	Interior:															
Sec Int Wall:	Functional:	Additions:															
Partition: T - Typical	Economic:	Kitchen:															
Prim Floors:	Special:	Baths:															
Sec Floors:	Override:	Plumbing:															
Bsmnt Flr:		Electric:															
Subfloor:		Heating:															
Bsmnt Gar:		General:															
Electric: 3 - Typical		Total:	0														
Insulation: 2 - Typical		35 %															
Int vs Ext:																	
Heat Fuel:																	
Heat Type: 5 - Steam																	
# Heat Sys:																	
% Heated:	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled 0	Depreciated Total: 5753															
MOBILE HOME	Make:	Model:	Serial #:	Year:	Color:												
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 171.0-0001-0016.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	
2																	
IMAGE AssessPro Patriot Properties, Inc																	
																	

171.0	test PDF Combine only	0001	0016.0	4 of 4	Commercial	Total Card / Total Parcel																					
Map	Block	Lot	3	CARD	ARLINGTON	5,800 / 4,861,900																					
PROPERTY LOCATION				IN PROCESS APPRAISAL SUMMARY																							
No	Alt No	Direction/Street/City		Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct														
11 -17		HILLSIDE AVE, ARLINGTON		906	0.000	5,800			5,800				113219														
OWNERSHIP				Unit #:									GIS Ref														
Owner 1: GERMAINE LAWRENCE INCORPORAT													GIS Ref														
Owner 2:													Insp Date														
Owner 3:																											
Street 1: 18 CLAREMONT AVE										Entered Lot Size																	
Street 2:										Total Land:																	
Twn/City: ARLINGTON										Land Unit Type:																	
St/Prov: MA	Cntry	Own Occ:	N	Source: Market Adj Cost	Total Value per SQ unit		/Card: N/A	/Parcel: 262.60																			
Postal: 02476		Type:																									
PREVIOUS OWNER				Parcel ID				171.0-0001-0016.0				!13232!															
Owner 1:					Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date												
Owner 2:																											
Street 1:																											
Twn/City:																											
St/Prov:	Cntry	Own Occ:	N																								
Postal:		Type:																									
NARRATIVE DESCRIPTION				SALES INFORMATION				TAX DISTRICT				PAT ACCT.			ASR Map:												
This parcel contains 1.12 Sq. Ft. of land mainly classified as Housing, Oth with a Church/Syn. Building built about 1930, having primarily Conc. Block Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.				Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Time	Date	Time										
													12/30/21	16:30:38	Prior Id # 1:	113219											
													09/17/19	15:05:01	Prior Id # 2:												
															mmcmakin	Prior Id # 3:											
																13232											
																	ASR Map:										
																	Fact Dist:										
																	Reval Dist:										
																	Year:										
																	LandReason:										
																	BldReason:										
																	CivilDistrict:										
																	Ratio:										
OTHER ASSESSMENTS				BUILDING PERMITS				ACTIVITY INFORMATION																			
Code	Descrip/No	Amount	Com. Int	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
PROPERTY FACTORS																											
Item	Code	Description	%	Item	Code	Description																					
Z	R1	SINGLE FA	100	water																							
o				Sewer																							
n				Electri																							
Census:				Exempt																							
Flood Haz:																											
D		Topo																									
s		Street																									
t		Gas:																									
LAND SECTION (First 7 lines only)				Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____																							
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
906	Church/Syn		0	0 Sq. Ft.	Site			0	0.	0.00	6																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 959 Housing, Oth

Prime NB Desc: ARLINGTON

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023



USER DEFINED

Prior Id # 1: 113219

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

13232

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION test PDF Combine only			BATH FEATURES			COMMENTS			SKETCH								
Type: 46 - Church/Syn.	Full Bath	Rating:	SUBDIVISION 1993 AREA CHANGED TO 48799														
Sty Ht:	A Bath:	Rating:	S/F. PM (8/96) 1928.	4													
(Liv) Units: 1	3/4 Bath:	Rating:															
Foundation:	A 3QBth	Rating:															
Frame:	1/2 Bath:	Rating:															
Prime Wall: 21 - Conc. Block	A HBth:	Rating:															
Sec Wall:	OthrFix:	Rating:															
Roof Struct:	OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units												
Color:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O													
View / Desir:	Frpl:	Rating:	Other														
GENERAL INFORMATION			Upper														
Grade: A - Very Good	WSFlue:	Rating:	Lvl 2														
Year Blt: 1930	Location:		Lvl 1														
Eff Yr Blt:	Total Units:		Lower														
Alt LUC:	Floor:		Totals	RMs: 0	BRs: 0	Baths:	HB										
Jurisdict:	% Own:																
Const Mod:	Name:																
Lump Sum Adj:																	
INTERIOR INFORMATION																	
Avg Ht/FL: 8	Phys Cond: AV - Average	35 %															
Prim Int Wal 6 - Average	Functional:	%															
Sec Int Wall:	Economic:	%															
Partition: T - Typical	Special:	%															
Prim Floors:	Override:	%															
Sec Floors:	Total:	35 %															
Bsmnt Flr:																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext:																	
Heat Fuel:																	
Heat Type: 5 - Steam																	
# Heat Sys:																	
% Heated:	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled	0															
Depreciated Total: 5753																	
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 171.0-0001-0016.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:									Total:			
4																	

171.0	test PDF Combine only	0001	0016.0	3 of 4	Commercial	Total Card / Total Parcel																					
Map	Block	Lot	5	CARD	ARLINGTON	1,286,500 / 4,861,900																					
PROPERTY LOCATION				IN PROCESS APPRAISAL SUMMARY																							
No	Alt No	Direction/Street/City		Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct														
11 -17		HILLSIDE AVE, ARLINGTON		906	0.000	1,286,500			1,286,500				113219														
OWNERSHIP				Unit #:										GIS Ref													
Owner 1: GERMAINE LAWRENCE INCORPORAT														GIS Ref													
Owner 2:														Insp Date													
Owner 3:																											
Street 1: 18 CLAREMONT AVE																											
Street 2:																											
Twn/City: ARLINGTON																											
St/Prov: MA	Cntry	Own Occ:	N																								
Postal: 02476		Type:																									
PREVIOUS OWNER				Parcel ID				171.0-0001-0016.0				!13232!															
Owner 1:				Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date													
Owner 2:																											
Street 1:																											
Twn/City:																											
St/Prov:	Cntry																										
Postal:																											
NARRATIVE DESCRIPTION				SALES INFORMATION				TAX DISTRICT				PAT ACCT.															
This parcel contains 1.12 Sq. Ft. of land mainly classified as Housing, Oth with a Church/Syn. Building built about 2003, having primarily Clapboard Exterior and 8506 Square Feet, with 18 Units, 1 Bath, 3 3/4 Baths, 3 HalfBaths, 0 Rooms, and 0 Bdrm.				Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes														
OTHER ASSESSMENTS																											
Code	Descrip/No	Amount	Com. Int																								
PROPERTY FACTORS				BUILDING PERMITS				ACTIVITY INFORMATION																			
Item	Code	Description	%	Item	Code	Description	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name								
Z	R1	SINGLE FA	100	water																							
o				Sewer																							
n				Electri																							
Census:				Exempt																							
Flood Haz:																											
D				Topo																							
s				Street																							
t				Gas:																							
LAND SECTION (First 7 lines only)				Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____																							
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
906	Church/Syn		0	0 Sq. Ft.	Site			0	0.	0.00	6																

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 959 Housing, Oth

Prime NB Desc: ARLINGTON

Total:

Spl Credit

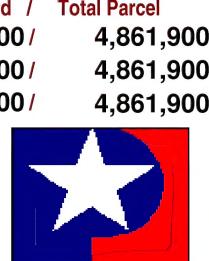
Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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USER DEFINED

Prior Id # 1:	113219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

test PDF Combine only

Type:	46 - Church/Syn.
Sty Ht:	2 - 2 Story
(Liv) Units:	18 Total: 20
Foundation:	1 - Concrete
Frame:	2 - Steel
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good
Year Blt:	2003
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10
Prim Int Wal	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled 0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	3	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	3	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	

Floor:	
% Own:	

Name:	
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DEPRECIATION

Phys Cond:	AV - Average
Functional:	%
Economic:	%
Special:	%
Override:	%

12. %

Total:	12.8 %
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

0

CALC SUMMARY**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	146.40
Special Features:	0	Val/Su Net:	100.83
Final Total:	1286500	Val/Su SzAd	151.25

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151.25

EXTERIOR INFORMATION

test PDF Combine only

Type:	46 - Church/Syn.
Sty Ht:	2 - 2 Story
(Liv) Units:	18 Total: 20
Foundation:	1 - Concrete
Frame:	2 - Steel
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good
Year Blt:	2003
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10
Prim Int Wal:	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	3	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	3	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	

Floor:	
% Own:	

Name:	
-------	--

DEPRECIATION

Phys Cond:	AV - Average
Functional:	%
Economic:	%
Special:	%
Override:	%

Total: 12.8 %

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	0.91756409
Const Adj.:	0.95971394
Adj \$ / SQ:	110.075
Other Features:	32500

Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1475291

Juris. Factor:	
Special Features:	0
Final Total:	1286500
Val/Su SzAd	151.25

Depreciation:	188837
Deprecated Total:	1286454

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	
Special Features:	0
Final Total:	1286500

Before Depr:	146.40
Val/Su Net:	100.83
Val/Su SzAd	151.25

Net Sketched Area:	12,759
Total:	1,076,741
Size Ad	8506
Gross Area	12759
FinArea	8506

171.0 0001 0016.0 2 of 4 Commercial ARLINGTON APPRAISED: Total Card / Total Parcel
 test PDF Combine only Map Block Lot 9 CARD GIS Ref 325,800 / 4,861,900
 APPRAISED: USE VALUE: ASSESSED: 325,800 / 4,861,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
11 -17		HILLSIDE AVE, ARLINGTON	
OWNERSHIP			
Owner 1: GERMAINE LAWRENCE INCORPORAT Unit #:			
Owner 2:			
Owner 3:			
Street 1: 18 CLAREMONT AVE			
Street 2:			
Twn/City: ARLINGTON			
St/Prov: MA	Cntry	Own Occ:	N
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.12 Sq. Ft. of land mainly classified as Housing, Oth with a Dormitory Building built about 1930, having primarily Wood Shingle Exterior and 4946 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
906	Church/Syn		0	0 Sq. Ft.	Site			0	0.	0.00	6																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
906	0.000	325,800			325,800		113219
							GIS Ref
							GIS Ref
							Insp Date

Total Card 0.000 325,800 325,800
 Total Parcel 1.120 3,153,900 1,708,000 4,861,900
 Source: Market Adj Cost Total Value per SQ unit /Card: 65.87 /Parcel: 262.60
 Entered Lot Size Total Land: Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID	171.0-0001-0016.0
-----------	-------------------

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!13232!

PRINT

Date	Time
12/30/21	16:30:19

LAST REV

Date	Time
09/17/19	15:04:46

mmcmakin

13232

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA _____



171.0	test PDF Combine only	0001	0016.0	2 of 4	Commercial	Total Card / Total Parcel																					
Map	Block	Lot	11	CARD	ARLINGTON	325,800 / 4,861,900																					
PROPERTY LOCATION				IN PROCESS APPRAISAL SUMMARY																							
No	Alt No	Direction/Street/City		Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct															
11-17		HILLSIDE AVE, ARLINGTON		906	0.000	325,800			325,800			113219															
OWNERSHIP				Unit #:							GIS Ref																
Owner 1: GERMAINE LAWRENCE INCORPORAT											GIS Ref																
Owner 2:											Insp Date																
Owner 3:																											
Street 1: 18 CLAREMONT AVE																											
Street 2:																											
Twn/City: ARLINGTON																											
St/Prov: MA	Cntry	Own Occ:	N							Parcel ID	171.0-0001-0016.0																
Postal: 02476		Type:									!13232!																
PREVIOUS OWNER				PREVIOUS ASSESSMENT				Parcel ID				171.0-0001-0016.0															
Owner 1:					Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date												
Owner 2:																											
Street 1:																											
Twn/City:																											
St/Prov:	Cntry	Own Occ:	N																								
Postal:		Type:																									
NARRATIVE DESCRIPTION				SALES INFORMATION				TAX DISTRICT				PAT ACCT.															
This parcel contains 1.12 Sq. Ft. of land mainly classified as Housing, Oth with a Dormitory Building built about 1930, having primarily Wood Shingle Exterior and 4946 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 3 HalfBaths, 0 Rooms, and 0 Bdrm.				Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes														
OTHER ASSESSMENTS																											
Code	Descrip/No	Amount	Com. Int																								
PROPERTY FACTORS				BUILDING PERMITS				ACTIVITY INFORMATION																			
Item	Code	Description	%	Item	Code	Description	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name								
Z	R1	SINGLE FA	100	water																							
o				Sewer																							
n				Electri																							
Census:				Exempt																							
Flood Haz:																											
D				Topo																							
s				Street																							
t				Gas:																							
LAND SECTION (First 7 lines only)																Sign:	VERIFICATION OF VISIT NOT DATA										
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
906	Church/Syn		0	0 Sq. Ft.	Site			0	0.	0.00	6																



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 113219

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION

test PDF - Combine only

Type:	86 - Dormitory
Sty Ht:	3 - 3 Story
(Liv) Units:	1 Total: 20
Foundation:	3 - Brick or Stone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	yellow
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	11
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 100

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	2	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	3	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 0	BRs: 0
	Baths: 2	HB: 3

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

171.0	test PDF Combine only	0001	0016.0	1 of 4	Apartment	Total Card /	Total Parcel																				
Map	Block	Lot		CARD	ARLINGTON	APPRAISED:	3,243,800 /	4,861,900																			
PROPERTY LOCATION				13		USE VALUE:	3,243,800 /	4,861,900																			
No	Alt No	Direction/Street/City		IN PROCESS APPRAISAL SUMMARY				ASSESSED:	3,243,800 /	4,861,900																	
11 -17		HILLSIDE AVE, ARLINGTON		Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct															
				959	48799.000	1,535,800		1,708,000	3,243,800			113219															
												GIS Ref															
												GIS Ref															
												Insp Date															
OWNERSHIP		Unit #:																									
Owner 1: GERMAINE LAWRENCE INCORPORAT																											
Owner 2:																											
Owner 3:																											
Street 1: 18 CLAREMONT AVE										Entered Lot Size																	
Street 2:										Total Land:																	
Twn/City: ARLINGTON										Land Unit Type:																	
St/Prov:	MA	Cntry	Own Occ:	Y																							
Postal:	02476		Type:																								
PREVIOUS OWNER																											
Owner 1: ORDER OF SAINT ANNE -																											
Owner 2: M/T GERMAINE SCHOOL -																											
Street 1: 25 HILLSIDE AVENUE																											
Twn/City: ARLINGTON																											
St/Prov:	MA	Cntry	Own Occ:	Y																							
Postal:	02476		Type:																								
NARRATIVE DESCRIPTION																											
This parcel contains 1.12 Sq. Ft. of land mainly classified as Housing, Oth with a Hospital Building built about 2004, having primarily Clapboard Exterior and 5063 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.																											
OTHER ASSESSMENTS																											
Code	Descrip/No		Amount	Com. Int																							
PROPERTY FACTORS																											
Item	Code	Description	%	Item	Code	Description																					
Z	R1	SINGLE FA	100	water																							
o				Sewer																							
n				Electri																							
Census:				Exempt																							
Flood Haz:																											
D		Topo																									
s		Street																									
t		Gas:																									
LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		48799		Sq. Ft.	Site		0	70.	0.50	6									1,707,965							1,708,000



USER DEFINED

Prior Id # 1:	113219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/30/21 16:30:10
LAST REV	Date Time
	03/27/20 08:34:12
	danam
	13232
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION test PDF Combine only			BATH FEATURES			COMMENTS			SKETCH						
Type: 89 - Hospital	Full Bath: 1	Rating: Average	SUBDIVISION 1993 AREA CHANGED TO 48799 S/F. PM (8/96) 1928.												
Sty Ht: 3 - 3 Story	A Bath: 1	Rating:	14												
(Liv) Units: Total: 20	3/4 Bath: 1	Rating:													
Foundation: 1 - Concrete	A 3QBth: 1	Rating:													
Frame: 1 - Wood	1/2 Bath: 1	Rating: Average													
Prime Wall: 2 - Clapboard	A HBth: 1	Rating:													
Sec Wall: %	OthrFix: 1	Rating:													
Roof Struct: 1 - Gable	OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Average													
Color: GRAY	A Kits: 1	Rating:													
View / Desir:	Frl: 1	Rating:													
GENERAL INFORMATION			WSFlue: 1	Rating:											
Grade: A - Very Good			CONDO INFORMATION												
Year Blt: 2004	Eff Yr Blt:	Location:													
Alt LUC:	Alt %:	Total Units:													
Jurisdct:	Fact: .	Floor:													
Const Mod:	% Own:														
Lump Sum Adj:	Name:														
INTERIOR INFORMATION			DEPRECIATION		REMODELING						RES BREAKDOWN				
Avg Ht/FL: 10	Phys Cond: GV - Good-VG	9.0 %	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wal 2 - Plaster	Functional:	%	Interior:												
Sec Int Wall: %	Economic:	%	Additions:												
Partition: T - Typical	Special:	%	Kitchen:												
Prim Floors: 3 - Hardwood	Override:	%	Baths:												
Sec Floors: %	Total:	9 %	Plumbing:												
Bsmnt Flr:	CALC SUMMARY		Electric:												
Subfloor:	Basic \$ / SQ: 125.00		Heating:												
Bsmnt Gar:	Size Adj.: 1.24074078		General:												
Electric: 3 - Typical	Const Adj.: 0.95990396		Totals												
Insulation: 2 - Typical	Adj \$ / SQ: 148.874		0												
Int vs Ext: S	Other Features: 15725														
Heat Fuel: 1 - Oil	Grade Factor: 1.77														
Heat Type: 5 - Steam	NBHD Inf: 1.00000000														
# Heat Sys: 1	NBHD Mod:														
% Heated: 100	LUC Factor: 1.00														
Solar HW: NO	Adj Total: 1687659														
% Com Wal	Depreciation: 151889														
	Depreciated Total: 1535770														
MOBILE HOME			WtAv\$/SQ:	AvRate:	Ind.Val							COMPARABLE SALES			
SPEC FEATURES/YARD ITEMS			Rate	Parcel ID	Typ	Date	Sale Price								
Code	Description	A Y/S Qty	Size/Dim	Qual Con Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 171.0-0001-0016.0		
More: N			Total Yard Items:		Total Special Features:						Total:		IMAGE		
AssessPro Patriot Properties, Inc															

171.0	test PDF Combine only	0001	0016.0	1 of 4	Apartment	Total Card /	Total Parcel																				
Map	Block	Lot		CARD	ARLINGTON	APPRAISED:	3,243,800 /	4,861,900																			
PROPERTY LOCATION				15		USE VALUE:	3,243,800 /	4,861,900																			
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11 -17		HILLSIDE AVE, ARLINGTON		Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct															
				959	48799.000	1,535,800		1,708,000	3,243,800			113219															
												GIS Ref															
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OWNERSHIP		Unit #:																									
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Street 1: 18 CLAREMONT AVE																											
Street 2:																											
Twn/City: ARLINGTON																											
St/Prov:	MA	Cntry	Own Occ:	Y																							
Postal:	02476		Type:																								
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St/Prov:	MA	Cntry	Own Occ:	Y																							
Postal:	02476		Type:																								
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OTHER ASSESSMENTS																											
Code	Descrip/No		Amount	Com. Int																							
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959	Housing, Oth		48799		Sq. Ft.	Site		0	70.	0.50	6									1,707,965							1,708,000



USER DEFINED

Prior Id # 1:	113219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/30/21 16:30:10
LAST REV	Date Time
	03/27/20 08:34:12
	danam
	13232
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

test PDF Combine only

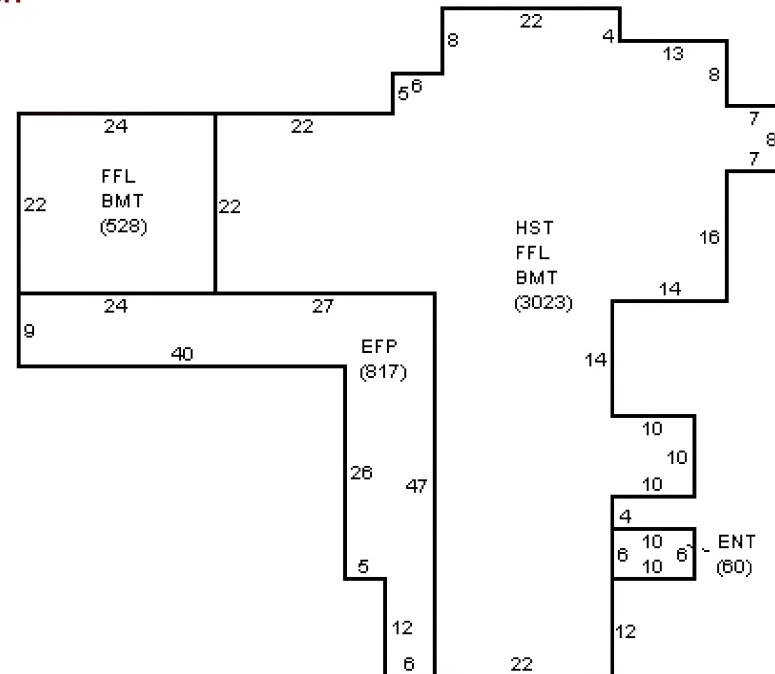
Type:	89 - Hospital
Sty Ht:	3 - 3 Story
(Liv) Units:	Total: 20
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SUBDIVISION 1993 AREA CHANGED TO 48799
S/F. PM (8/96) 1928.

SKETCH**GENERAL INFORMATION**

Grade: A - Very Good

Year Blt: 2004 Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct:

Fact: .

Const Mod:

Lump Sum Adj:

Const Mod:

Lump Sum Adj:

Lump Sum Adj:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: 10

Prim Int Wal 2 - Plaster

Sec Int Wall:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

Bsmnt Flr:

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 1 - Oil

Heat Type: 5 - Steam

Heat Sys: 1

% Heated: 100 % AC:

Solar HW: NO Central Vac: NO

% Com Wal % Sprinkled: 100

Depreciated Total: 1535770

CONDOS INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond: GV - Good-VG 9.0 %

Functional: %

Economic: %

Special: %

Override: %

Total: 9 %

CALC SUMMARY

Basic \$ / SQ: 125.00

Size Adj.: 1.24074078

Const Adj.: 0.95990396

Adj \$ / SQ: 148.874

Other Features: 15725

Grade Factor: 1.77

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 1687659

Depreciation: 151889

Depreciated Total: 1535770

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit RMS BRS FL

Totals

0